

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



THOMAS D M C
STONES COURTYARD
HIGH STREET
CHESHAM
BUCKS
HP5 1DE

HENLEY WATER
WHARF BUSINESS CENTRE
WHARF LANE
BOURNE END
BUCKS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00683/00/FUL

69 HIGH STREET, TRING, HERTFORDSHIRE

USE OF BASEMENT AS STORAGE, GROUND FLOOR AS A RESTAURANT(A3),
FIRST FLOOR AS OFFICES(B1), SECOND FLOOR AS RESIDENTIAL AND
ADDITION OF EXTERNAL STAIRS AND CANOPIES TO REAR.

Your application for full planning permission dated 30 March 2000 and received on
07 April 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 31 August 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00683/00/FUL

Date of Decision: 31 August 2000

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. The external stairs, canopies and guard rails hereby permitted shall be finished black unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the visual amenities of the Conservation Area.

3. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. DMC/801/2 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

4. The roof area of the single storey rear element of the building shall not be used as a balcony, roof garden or similar amenity area unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the residential amenities of the adjacent properties.

5. The A3 restaurant use hereby permitted shall only be used between 9.30 am and 11.00 pm on Mondays to Saturdays and between 10.00 am and 10.30 pm on Sundays , Bank Holidays and Public Holidays.

Reason: In the interests of the amenities of the occupants of neighbouring dwellings.

6. The premises shall not be used for the sale of hot food for consumption off the premises.

Reason: To accord with the terms of the submitted application and in the interests of highway safety.

7. Prior to the commencement of the restaurant use hereby permitted details of the appearance of the proposed vent to the kitchen shall be submitted to and approved in writing by the local planning authority. The vent shall be installed in accordance with the approved details.

Reason: In the interests of the visual amenities of the conservation area.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 4, 7, 16, 25, and 38

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 14, 27, 34, 39, 49, 54, and 110

Part 5 Environmental Guidelines

Sections 2, 6, 13

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 11, 15, 16, 28, 30, 38, 43, 52, 59, and 116

Part 4 Area Proposals

Tring Town Centre Strategy

Part 5 Environmental Guidelines

Sections 2, 6 and 13